

Next Meeting – July 10, 2007 – 2:30 PM (NOTE: Time change)
Appoquinimink State Service Center
Middletown, Delaware

**GOVERNOR'S COMMISSION ON COMMUNITY BASED ALTERNATIVES
FOR INDIVIDUALS WITH DISABILITIES
HOUSING SUBCOMMITTEE MEETING
May 8, 2007 – 1:00 PM
APPOQUINIMINK STATE SERVICE CENTER
MIDDLETOWN, DELAWARE**

PRESENT: Sandy Tuttle, Co-Chair; Daniese McMullin-Powell, Co-Chair; Marguerite Ashley, NCC; Nate Beasley, IRI; Kim Brockenbrough, DSHA; Marlena Gibson, DSHA; Cliffvon Howell, DSAMH; Patricia Kelleher, The Arc; Lottie Lee, DMS-DHSS; Cara Robinson, Homeless Planning Council of DE; Paula Voshell, DSHA; Pat Weygandt, DDDS and Kyle Hodges, Staff

ABSENT: Carol Barnett, DSAAPD; James Baynard, DDDS; Merton Briggs, NAMI-DE; Regina Byers, SCPD; Kate Cowperthwait, NMSS; Pete DeKuncheck, Chimes; Lorraine DeMeurisse, Deutschle Bank Trust Co; Micki Edelsohn, Homes for Life; Ron Engard, GACEC; Tony Francioni, DOL/DVR; Brian Hartman, SCPD, DLP; Karen Horton, DHSA; Yolanda Jenkins, DSCYF; Bill McCool, UCP; Kirsten Olson, Connections; Victor Orija, DASSPD; Tina Riley, Delaware Housing Coalition; Elizabeth Schantz, Consumer

CALL TO ORDER: The meeting was called to order at 2:05 PM.

ADDITIONS OR DELETIONS TO THE AGENDA

The DSHA Annual Action Plan was added to the agenda.

APPROVAL OF MINUTES

Motion was made, seconded and approved to accept the March 13, 2007 meeting minutes as submitted.

BUSINESS

DSHA Needs Assessment Update

Marlena Gibson gave the following update:

Karen Parish from Mullin & Lonergan Associates, the consultant working with DHSA on the needs assessment was not able to attend today's meeting.

Marlena provided a working chart which is a compilation of housing needs by population and the data sources. In addition, Marlena provided State and Federal Resource Summary. A lot is similar to what Marlena presented at the last meeting from the surveys done in 2006. Kyle asked Marlena if she has heard from the agencies. Marlena reported she has received information from some agencies, but still needs information from others. NAMI and DSAMH need to be contacted to make sure that the numbers are accurate and current. Kyle will follow-up with DSAMH, NAMI and the Veterans Affairs and e-mail Marlena this information. Pat will get current information from DDDS. Kyle also noted that another contact would be Wayne Carter from the Paralyzed Veterans' Association.

DSHA 2007 Action Plan

Lottie stated that about a year ago, DDDS had some money for DSHA for a bridge voucher. This money would be used to subsidize rent for a person transitioning into the community until that person could provide rent on their own. Kyle stated that there has not been any dialogue for some time between DDDS and the DSHA and that the money is no longer available..

The following was discussed regarding the action plan.

First, it was agreed for Council to endorse the \$500,000 for a 10 unit set aside to serve individuals with special needs. However, the Council will also recommend an enhanced awareness and outreach initiative so this program is more visible to prospective organizations who may want to apply for the funding.

Second, SCPD will endorse the Statewide Voucher Program, but encourage the Housing Authority to also include persons with physical disabilities in the populations to be served by the program.

Third, under the *Addressing Obstacles to Meeting Underserved Needs* section on page 33, SCPD will recommend that DSHA may want to consider deleting "DSHA serves as staff to the Housing Subcommittee" of the Governor's Commission and inserting in lieu thereof other appropriate language. While DSHA is well represented on the Housing Subcommittee and provides valuable assistance, it is actually SCPD that staffs the Subcommittee.

Finally, given the positive collaboration between DSHA and SCPD, Council will note that DSHA consider adding the State Council for Persons with Disabilities to the list of organizations provided under the *Enhance Coordination Between Public and Private Housing and Social Service Agencies* section on pages 36-37.

A motion was made, seconded and approved for SCPD to endorse DSHA's 2007 Annual Action Plan in the context of housing activities for people with disabilities and individuals who are homeless subject to the aforementioned recommendations.

Accessory Dwelling Units (ADU) Update and New Castle County Proposed Ordinance on Definition of Family

Marguerite explained that the New Castle County Council is proposing to lessen the number of unrelated persons in the UDC's definition of family from four (4) to three (3) to better preserve homogeneous, traditional single-family neighborhoods. Marguerite also noted that the ADU issue may be revisited and she will send a revised draft of the proposal to Kyle as soon as it becomes public knowledge. Marguerite stated that now you cannot have a free standing accessory unit in your yard with the exception of a two acre lot or more.

Sandy asked the way that the ordinance is written is there a way to get it written for the benefit of people with disabilities? Kyle stated that AARP had come out with some compromises and SCPD provided them to the New Castle County Council – exempting people with disabilities from the ADU proposal was one of them. However, the ADU ordinance was defeated. Kyle stated that we would need to monitor the amending of the ADU and get some more information regarding the definition of family issue.

Kyle announced that the first public hearing regarding the family size issue is on June 5 at 7 pm.

Housing Development Fund Bond Bill Hearing

Kim stated that this year the DSHA had a bond bill hearing on April 30. There was \$7.5 million requested in the Governor's recommended budget for housing preservation. DSHA does not own or manage these structures--they have housing assistance contracts from HUD and over the years the rents have been kept stable and the housing subsidy has not gone up. Reserves have been used for renovations; but it may not pass the HUDs standards that are in place now. At this point, DHSa needs to look into this situation. There are 30 sites statewide, 2200 units and about 7300 people in this housing. There are 10 sites with 853 units that need critical capital needs improvement. DSHA has not been able to do surveys to find out how many people have disabilities.

Committee Path Forward

Kyle suggested that this committee continue as a standing committee under the SCPD. Daniese noted that there are a lot of other housing issues to discuss. Sandy stated that it would be good to get representatives from other public housing authorities in the state. Kyle stated that he has tried on various occasions, but has not been successful. Sandy said that maybe we could get presentations from the various other housing authorities. It was agreed that this committee would continue to meet as a standing committee under SCPD. In addition, there will be Commission issues to monitor.

Kyle and Daniese announced that the Commission's public hearings are May 8 at New Castle Del. Tech – 5:45 – 8:00 pm, May 15 at Dover Del Tech—5:45—8:00 pm and May 24 at Sussex Co. Del Tech—5:45-8:00 pm.

ADJOURNMENT

The next meeting will be on July 10 at 2:30 pm at the Appoquinimink State Service in Middletown.

The meeting was adjourned at 3:35 pm.

Respectfully submitted,

Kyle Hodges
SCPD Administrator

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